

## \$938,500 - 515 Callaghan Pt, Edmonton

MLS® #E4440096

**\$938,500**

5 Bedroom, 4.00 Bathroom, 2,957 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to Callaghan Point! One of South Edmonton's most desirable pockets. Truly a rare find. Beautiful, bright 2957 sqft 2-storey home w/ a walkout basement & **SECOND KITCHEN**. Enjoy the SW yard exposure flooding this home w/ natural light w/ expansive windows, elegant hardwood floors, open concept main floor living, perfect for hosting family & friends w/ a huge chef inspired kitchen, gas range, s/s appliances & quartz counter tops. Step onto the deck with SW views, perfect for those summer sunsets. Main floor is complete with an office, full bath & greet room off the foyer. Walkout basement offers a meticulous second kitchen which feels like most homes primary kitchen flooded with light with quality reno's shining. Spacious living room w gas F/P, 2 bedrooms & full bath complete the basement. Upstairs, you'll find a massive primary retreat w/ a 5 pc ensuite & a walk-in closet, 2 secondary bedrooms w/ a 4 pc bath, and a huge bonus room w/ vaulted ceilings. Stay cool all summer w A/C. Amazing opportunity!

Built in 2010

### Essential Information

MLS® # E4440096

Price \$938,500



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,957
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	515 Callaghan Pt
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Patio, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman
Middle	Dr. Lila Fahlman
High	Dr. Anne Anderson

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	60
Zoning	Zone 55
HOA Fees Freq.	Annually

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